



**WATERFRONT**Toronto

# Investment, Real Estate and Quayside Committee Meeting

WATERFRONT TORONTO  
20 BAY STREET, SUITE 1310  
TORONTO, ON, M5J 2N8



**WATERFRONT**Toronto

**Meeting Book - Investment, Real Estate and Quayside Committee Meeting**

**Public Session Agenda**

9:00 a.m.	1. Motion to Approve Meeting Agenda	Approval	All
9:05 a.m.	2. Declaration of Conflicts of Interest	Declaration	All
9:10 a.m.	3. Consent Agenda	Approval	All
	3 (a) DRAFT Minutes IREQ Committee meeting Sept 13, 2018 - Page 3		
	3 (b) Development Projects Dashboard - Page 6		
9:20 a.m.	4. Motion to go into Closed Session	Approval	All

**Closed Session Agenda**

The Committee will discuss the matters outlined in Items 5 and 6 being an update on the negotiations on the Master Innovation and Development Plan ("MIDP") and MIDP Oversight in a Closed Session as permitted by By-Law No. 2 of the Corporation. The exception relied for the discussion of Items 5 and 6 in Closed Session is Section 6.1.1(l) of By-Law No. 2 (a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation). The Committee will continue in Open Session at the end of the Closed Session to discuss and vote on any resolutions pertaining to the Closed Session.

10:20 a.m.	7. Motion to go into Open Session	Approval	All
------------	-----------------------------------	----------	-----

**Public Session Agenda**

10:25 a.m.	8. Resolutions Arising from the Closed Session (if any)	Approval	All
10:30 a.m.	9. Motion to Adjourn the Meeting	Approval	All

**MINUTES of the Investment, Real Estate and Quayside Committee Meeting of the  
Toronto Waterfront Revitalization Corporation  
20 Bay Street, Suite 1310, Toronto, Ontario  
held on Thursday, September 13, 2018 at 9:00 a.m.**

**PRESENT:** Mazyar Mortazavi, Co-Chair  
Michael Nobrega (Interim Chief Executive Officer, Waterfront Toronto)  
Susie Henderson, Co-Chair (by phone)  
Meric Gertler (by phone)

**ABSENT:** Steve Diamond

**ATTENDANCE WATERFRONT TORONTO**  
Meg Davis (Chief Development Officer)  
Julius Gombos (VP Project Delivery)  
Cameron McKay (VP Communications)  
Kristina Verner (VP Innovation, Sustainability and Prosperity)  
Erik Cunnington (Director Development)  
Leslie Gash (VP Development)  
Kevin Greene (Project Management Director)  
Ian Beverley (General Counsel)  
Carol Webb (Project Communications Manager)  
Catherine Murray (Senior Legal Counsel)  
Kathleen Niccols (Governance Consultant)  
Aina Adeleye (Board Administrator and Legal Assistant)

Mazyar Mortazavi acted as Chair of the meeting. Mazyar Mortazavi called the meeting to order at 9:03 a.m. and, with the consent of Investment, Real Estate and Quayside Committee (“IREQ” or the “Committee”) members, appointed Ian Beverley to act as Secretary of the meeting.

Mazyar Mortazavi declared that a quorum of Committee Members was present and that with notice of the meeting having been duly sent to all Committee Members in accordance with the Corporation’s By-laws, the meeting was duly called and regularly constituted for the transaction of business.

**1. Meeting Agenda**

**ON MOTION** duly made by Michael Nobrega, seconded by Meric Gertler and carried, it was **RESOLVED** that the Meeting Agenda be approved as presented.

**2. Declaration of Conflicts of Interest**

There was no conflict of interest declared.

3. **Consent Agenda-** Minutes of the Committee meeting held on July 23, 2018.

**ON MOTION** duly made by Meric Gertler and seconded by Michael Nobrega and carried, it was **RESOLVED** that the Minutes of the IREQ Committee meeting held on July 23, 2018 were approved as tabled.

4. **Digital Strategy Advisory Panel Update**

Kristina Verner reported on the discussions at the Digital Strategy Advisory Panel meetings held on June 7, 2018, June 25, 2018 and August 16, 2018 noting that two vacancies on the panel are being filled. She reported that the discussions of the panel have included update on engagements with government stakeholders and discussions on matters involving data privacy (as well as data ownership). The Committee discussed the need to develop policies in the areas of privacy, data ownership and IP ownership during the MIDP process and advised Management to consider an its approach to addressing any policy gaps.

5. **Public Engagement Update**

Meg Davis provided a recap on the events since the execution of the Plan Development Agreement (PDA) with Sidewalk Labs LLC including communications, media and government engagement. The Committee commended Management on handling the communications for the release of the PDA and the Framework Agreement with such efficiency. The Committee was of the view that the agreements were received well by the public.

6. **Closed Session**

**ON MOTION** duly made by Meric Gertler, seconded by Susie Henderson and carried, the Committee **RESOLVED** to go into a Closed Session to discuss agenda item 7, as permitted by By-Law No.2 of the Corporation. The exception relied on for the discussion of this item in Closed Session is Section 6.1.1(l) of By-Law No. 2, which is that the discussion will concern a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation. Mazyar Mortazavi indicated to members of the public present that it was in order for them to depart the meeting. The meeting continued in Closed Session.

7. **Master Innovation and Development Plan Negotiation Update**

8. **Motion to Resume Open Session**

In accordance with By-Law No. 2 of the Corporation, and the Closed Session discussion having been completed, **ON MOTION** duly made by Michael Nobrega and seconded by Susie Henderson and carried, the Committee **RESOLVED** to go into Open Session.

**9. Resolutions Arising from the Closed Session (if any)**

There were no resolutions arising from the Closed Session.

**10. Termination of the Meeting**

There being no further business, **ON MOTION**, duly made by Michael Nobrega, seconded by Susie Henderson and carried, it was **RESOLVED** that the meeting be adjourned at 10:41 a.m. local time.

---

Chair

---

Secretary

DRAFT



## Investment, Real Estate and Quayside Committee Meeting November 22, 2018 Item 3 - Consent Agenda – Development Projects Dashboard

*At the meeting on Sept 13, 2018, the Committee requested a report on Development Projects.*

### Development Projects Dashboard

Project	Description	Previous Period	Next Steps
<b>East Bayfront</b>			
Waterfront Innovation Centre (Menkes)	400,000 sq ft commercial building (hub for technology and creative sectors)	Dockwall reconstruction completed permitting construction commencement August 13 <sup>th</sup> , 2018. Groundbreaking ceremony September 20, 2018.	Reach grade by April 2019. Building completion estimated mid-2021.
The Arbour (George Brown College)	175,000 sq ft institutional building (expansion of existing waterfront campus)	Selected project architect and presented to Design Review Panel (DRP).	Submit for municipal approvals. Return to DRP after application submitted to City.
Monde (Great Gulf)	470,000 sq ft condominium	Construction ongoing.	Occupancy targeted for February/March 2019.
Aqualina (Hines/Tridel)	380,000 sq ft condominium	Occupied and registered condominium.	
Aquavista (Hines/Tridel)	368,000 sq ft condominium plus 80 Artscape affordable rental units	Construction ongoing.	Occupancy targeted for January 2019.
Aquabella (Hines/Tridel)	266,000 sq ft condominium with City-owned Bayside Child Care Centre (CCC)	Construction commenced December 2017. Construction Documents DRP presentation received unanimous approval (March 2018).	Above grade building permit issued October 29, 2018. Occupancy targeted September 2020.
Aqualuna (Hines/Tridel)	430,000 sq ft condominium with City Community Centre	Executed Agreement of Purchase/Sale and Development Agreement on April 24, 2018. Site Plan Application April 27, 2018. Unanimous approval for	Estimated construction start June 2019.



## Investment, Real Estate and Quayside Committee Meeting November 22, 2018 Item 3 - Consent Agenda – Development Projects Dashboard

		Design Documents presentation to DRP Sept 2018.	
C2 (Hines)	250,000 sq ft commercial building – proposed tall timber	Architect selected by Hines.	Schematic design presentation scheduled for January 2019 DRP.
R6	Affordable rental housing ~ 170 units	WT working with City on next steps.	
<b>West Don Lands</b>			
Canary Block (Dream Kilmer)	150,000 sq ft condominium	Construction ongoing.	Occupancy targeted Spring 2019.
Canary Common (Dream Kilmer)	350,000 sq ft condominium	Final presentation at DRP.	Commence construction Fall/Winter 2018.
Block 10 (AHT/Dream Kilmer)	330,000 sq ft condominium/rental/indigenous health centre and employment centre	DRP presentation.	Submit planning application. Return to DRP.
Block 8 (Dream Kilmer Tricon)	635,000 sq ft purpose built rental development (3 buildings) with 30% affordable units	DRP presentation.	Submit planning application. Return to DRP.
River City Phase 3 (Urban Capital)	340,000 sq ft condominium	Construction ongoing.	Occupancy targeted early 2019.
River City Phase 4 (Urban Capital)	130,000 sq ft condominium	City review of SPA application.	Commence construction Fall/Winter 2018-19.
Block 5W (Rekai/Options for Homes)	Long-term care centre/residence and affordable condominium	WT and proponents working with City on proposal.	Workshop with City November 2018.
<b>Port Lands</b>			
Port Lands Planning next steps	Urban design guidelines, transportation Environmental Assessments, development application reviews, zoning reviews etc.	Ongoing	McCleary District PP process to be initiated in early 2019; UDG process has been initiated; Zoning Review Team meeting; draft by-laws circulated to team for review.



## Investment, Real Estate and Quayside Committee Meeting November 22, 2018 Item 3 - Consent Agenda – Development Projects Dashboard

Port Lands Planning - Local Planning Appeal Tribunal (LPAT) CWSP	LPAT negotiations and hearings dealing with the several outstanding appeals to the CWSP and OPM	Pre-hearing conference on November 15, 2018.	Next Pre-hearing Conference scheduled for June 2019.
Port Lands Planning 309 Cherry	Two appeals to LPAT	Ongoing	Next Pre-Hearing is scheduled for January 2018.
Villiers Island Development	Zoning bylaw amendment (ZBLA), Official Plan Amendment (OPA), POS, site plans, developer requests for proposals etc.	On hold	On hold
Polson Quay and River South Precinct Plan	Precinct Plan	On hold	On hold
<b>Other</b>			
Lower Yonge	LPAT and private developer application review	Ongoing	Ongoing
Private Development Application Review	6-10 private development applications under review at any given time – ZBLA, OPA, SPA, POS, MV	Ongoing	Ongoing
North Keating East Precinct Plan	Amendment to existing Keating Channel Precinct Plan or whole new plan	On hold	On hold